

\*\*\*\* Electronically Filed Document \*\*\*\*

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**Parties:**

**Direct- ESCOBEDO LETICIA**  
**Indirect- 23011 RIO RANCHO LLC**

**Receipt Number: 604120**  
**Processed By: Hilda Perez**

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.



A handwritten signature in black ink, appearing to be "J. S. L." or similar, written in a cursive style.

Stewart Title of Cameron County, Inc.

GF# 21202138

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**GENERAL WARRANTY DEED**

**Date:** June 15, 2012

**Grantor:** LETICIA ESCOBEDO, a single woman

**Grantor's Mailing Address:**

1606 S. Reynolds  
Rio Hondo, Texas 78583  
Cameron County

**Grantee:** 23011 RIO RANCHO, LLC

**Grantee's Mailing Address:**

6002 Jaine Lane  
Austin, Texas 78721  
Travis County

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

**TRACT I:**

BEING a 0.842 acre of land out of Block "B", J. F. HATHAWAY 300 ACRE TRACT, according to Plat recorded in Volume 1, Page 2 of the Map Records of Cameron County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the centerline of Rio Rancho Road (60' R.O.W.) and the West line of Survey 26 also being the centerline of Hand Road said point being the Southwest of J. W. Richards Subdivision, recorded in Cabinet 1, Page 88-B, Map Record of Cameron County, Texas;

THENCE South 89 degrees 50 minutes 00 seconds East, leaving the West line of Survey 26, along the centerline of Rio Rancho Road, a distance of 1303.00 feet to the point said being the Southwest corner of the tract herein described and the POINT OF BEGINNING;

THENCE North 00 degrees 17 minutes 24 seconds East, leaving the centerline of Rio Rancho Road, a distance of 30.0 feet pass a 5/8 inch iron pin found lying on the North right-of-way line of Rio Rancho Road and at a total distance of 315.22 feet to a 5/8 inch iron pin found for the Northwest corner of this tract herein described;

THENCE North 86 degrees 33 minutes 29 seconds East, a distance of 115.24 feet to a 5/8 inch iron pin found for the Northeast corner of the tract herein described;

THENCE South 00 degrees 17 minutes 24 seconds West, a distance of 292.47 feet pass a 5/8 inch iron pin lying on the North right-of-way line of Rio Rancho Road and at a total distance of 322.47 feet to a point lying on the centerline of Rio Rancho Road for the Southeast corner of the tract herein described;

THENCE North 89 degrees 50 minutes 00 seconds West, a distance of 115.00 feet to the POINT OF BEGINNING and CONTAINING a 0.842 acre of land, more or less.

## **TRACT II:**

Being a 2.256 acre tract of land out of a 5.047 acre (called 5.046 acre) tract of land out of the South 33.69 acres of Block "B" Hathaway Tract Subdivision in Survey 26, Cameron County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southwest corner of the South 33.69 acres out of Block "B" of the Hathaway Tract Subdivision in Survey 26, of Cameron County, Texas, said point also being the Southeast corner of J. W. Richard's Subdivision;

THENCE along the South line of said 33.69 acre tract, South 89 degrees 50 minutes East, 1418.00 feet to a 5/8 inch iron rod set at the Southeast corner of a 0.842 acre tract of land, also being the Southwest corner and the POINT OF BEGINNING of the tract herein described;

THENCE North 00 degrees 17 minutes 24 seconds East, along the East line of said 0.842 acre tract at 30.00 feet passing the North line of a road right-of-way and continuing for a total of 322.47 feet to a 5/8 inch iron rod set for the Northwest corner of this tract being the Northeast corner of said 0.842 acre tract, and being in the South line of a 1.949 acre tract;

THENCE North 86 degrees 33 minutes 29 seconds East along the South line of said 1.949 acre tract, at 152.76 feet, passing the North westernmost corner of a 40 foot road easement and continuing for a total of 197.69 feet to a 5/8 inch iron rod set in the Westernmost line of a Missouri Pacific 100 foot right-of-way;

THENCE South 30 degrees 32 minutes 21 seconds East along the Easternmost line of 40 foot road easement and the Westernmost line of said Missouri Pacific Railroad right-of-way 379.53 feet to a one-half (1/2") inch iron rod found for the Southeast corner of this tract;

THENCE North 89 degrees 50 minutes West, along the South line of said 5.047 acre tract, at 46.52 feet, passing the Southwest corner of said 40 foot road easement and continuing for a total of 396.90 feet to the POINT OF BEGINNING;

Containing 2.256 acres of land, more or less.

**Reservations and Exceptions to Conveyance and Warranty:**

Statutory rights in favor of Harlingen Irrigation District Cameron County No. 1, pursuant to applicable sections of the Texas Water Code.

Easements in favor of Harlingen Irrigation District Cameron County No. 1.

Underground pipeline easement agreement between Herman S. Mayeux and wife, and W.C. Anderson, dated January 5, 1978, recorded in Volume 1106, Page 168, Deed Records, Cameron County, Texas.

Deed dated January 31, 1983, filed February 1, 1983, executed by Herman S. Mayeux and Frances L. Mayeux to County of Cameron, recorded in Volume 1306, Page 479, Deed Records, Cameron County, Texas.

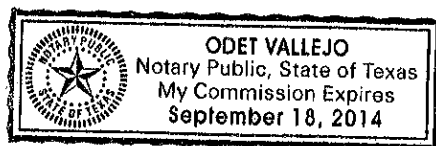
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

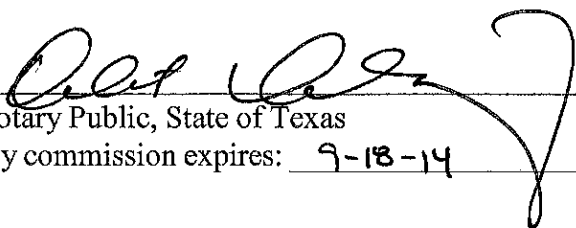
When the context requires, singular nouns and pronouns include the plural.

  
LETICIA ESCOBEDO

THE STATE OF TEXAS  
COUNTY OF CAMERON

This instrument was acknowledged before me on June 15, 2012, by  
LETICIA ESCOBEDO.



  
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Notary Public, State of Texas  
My commission expires: 9-18-14

Stewart Title GF#21202138  
PREPARED IN THE OFFICE OF:

McCullough and McCullough  
323 E. Jackson Street  
P.O. Box 2244  
Harlingen, Texas 78551-2244

AFTER RECORDING RETURN TO:

23011 Rio Rancho LP  
6002 Jaime Lane  
Austin, TX 78721